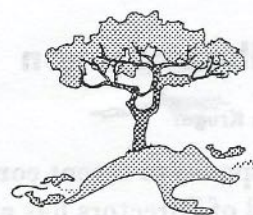


Surf Pines Breeze

Newsletter of the Surf Pines Association



Vol. X, No. 2
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What Members Value about Living in Surf Pines

by Patrick Kelley with photos by Roger Masse

As part of a survey during 2003, the Community Relations Committee, co-chaired by Norma Kever and Bonny Groshong, asked members of the Surf Pines Association these questions:

- What do you like about owning a home in Surf Pines?
- Do you have concerns about living in Surf Pines?

A total of 93 members responded to the survey. Their answers to these two questions indicate what members value about living in Surf Pines.

For what members value, see page 4.



Progress on Security House

by Bill Barrons

Expect visible progress on the security house project.

Approved by the members at the most recent Annual Meeting, the new home for Lynn and Pam Meyerick, Security, complete with an office for the Association, will be under construction by spring on the south side of Surf Pines Lane, just east of the gate.

The committee that is overseeing the project is chaired by Don Kruger and includes Gene Kever, Norma Kever, Loren Wohlge-

The estimated cost of the project has been reduced from approximately \$145,000 to approximately \$139,000. Financing of about \$90,000 of the cost is being arranged through the Bank of Astoria.

Excavation is scheduled for January, followed by installation of temporary services. Construction of the Adair home is scheduled to start in either March or early April.

Editors' note: Bill Barrons, Administrator, is the project manager for the construction of the security house.



Mailbox Location

by Don Kruger

In response to recent comments concerning the close proximity of mailboxes to our roads, the Board of Directors has approved the following policy:

Roadside mailboxes shall be located so that the front of the mailbox is a minimum of 18 inches from the edge of the paved road with the intervening surface either paved or graveled. The height to the bottom of the box shall be 36 to 38 inches above the adjacent road surface in compliance with Post Office regulations.

Your cooperation in taking the time to check your mailbox location and move it if necessary will help prevent damage to automobiles and enhance the safety of our road system.

Editors' note: Don Kruger, a director, chairs the Roads and Grounds Committee.



Quick News

Next Annual Meeting

The next Annual Meeting of the Surf Pines Association, as announced by Michael Wilkin, President, is scheduled for Saturday, August 7, 2004, at 9:00 a.m. at the Astoria Golf and Country Club. Mark your new calendar.

Monthly Board Meeting

The monthly meeting of the Board of Directors—open to all members of the association—is held on the third Monday of each month at 4:00 p.m. in the Seaside Public Library. On the weekend before the meeting, the agenda is available at the gate house and at the Surf Pines Web site. Soon after the meeting, the minutes are available on the Web: www.surfpines.org

Garbage In and Garbage Out

Ron Hubbard, the driver of the Western Oregon Waste truck that serves Surf Pines, suggests bagging garbage instead of dumping it loose in your garbage container. Ron accepts loose garbage. But he reports that, when he dumps loose garbage from your garbage container into his truck, especially on windy days, some of it blows all over Surf Pines.

Best Time to Contact Security

The best time for you to contact Lynn Meyrick, Security, about routine business is during office hours: Thursday through Monday from 9:00 to 11:00 a.m.

During office hours, Lynn and Pam Meyrick are available in person at the gate house and also by telephone at (503) 738-0637. (In case of an emergency, call Security at any time.)

Out with the Old Addresses and In with the New

Imagine your visitors' confusion when they try to find your home in Surf Pines. As the visitors drive by several homes that show the new 5-digit addresses—8nnn1, 8nnn2, 8nnn3—they seem to be approaching your home at 8nnn6. But then the next home on the same street shows an old 4-digit address—such as 2nnn—either on the home or the mailbox or on both the home and the mailbox. And your visitors are understandably confused.

Drivers of delivery vehicles and emergency vehicles can be confused too. And their confusion can have consequences.

Bill Barrons, Administrator, suggests that the new year is a good time to replace any of the old 4-digit addresses on homes and mailboxes with the new 5-digit addresses.



Quick News (continued)



Landscaping Guideline

During its regular meeting on December 15, 2003, the Board of Directors approved the following policy, as proposed by the Roads and Grounds Committee:

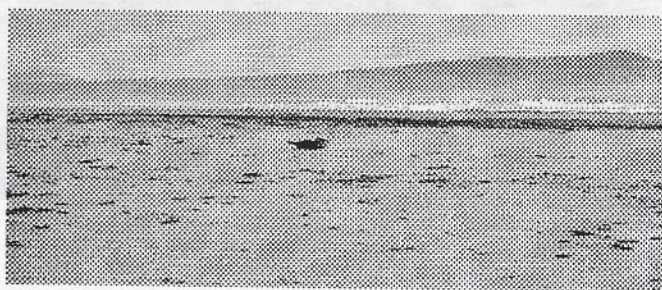
After December 15, 2003, property owners are permitted to landscape the street right of way adjacent to their property, including the removal of trees, provided that:

- Trees or other installed materials do not diminish the existing view of other members.
- Trees or other installed materials do not obstruct the vision of drivers to on-coming traffic.
- No trees, berms, rocks, fences, or other materials that might cause damage to a vehicle if struck by it are allowed within five feet of the pavement.

Not applicable to landscaping completed before December 15, 2003, the policy is intended as a guideline for your future landscaping projects.

Trees under Power Lines

Heather Johnson, a forest technician for Trees, Inc., a contractor for Pacific Power, has marked for removal some trees that are under power lines. To confer with Heather about trees under power lines on your property, call her at (503) 861-6013. If you leave a message for her, she asks that you include not only your name and telephone number, but also your address.



Burning Guidelines

The Gearhart Fire Department announced burning guidelines that apply to Surf Pines during the season when burning is permitted:

- Burning shall be attended at all times.
- All burning shall be conducted during daylight hours only. (Exception: recreational and/or cooking fires.)
- All burning shall be in burning barrels or piles no larger than 4 feet by 4 feet. Piles larger than 4 feet by 4 feet must have the Fire Department's approval prior to ignition.
- All piles and barrels shall be clear of all combustibles (brush, grass, etc.), and shall be no closer than 50 feet to any structure (building, fence, etc.).
- Smoke from a burn that affects health or causes property damage shall not be allowed.
- An effective means of extinguishment shall be available on site (hose, extinguisher, tools, etc.).
- All fires shall be completely extinguished prior to leaving.

To report violations of these guidelines, call the Gearhart Fire Department at (503) 738-7838.

Note that the Fire Department may ban burning at any time due to extreme dryness.

Re-Contributions to the Park

Bill Barrons, Administrator, reports that members have generously re-contributed \$2,378 to the association for use in developing the Surf Pines Park. The Park Committee thanks members for their generous contributions.

What Members Value about Living in Surf Pines (Continued)



What Members Like

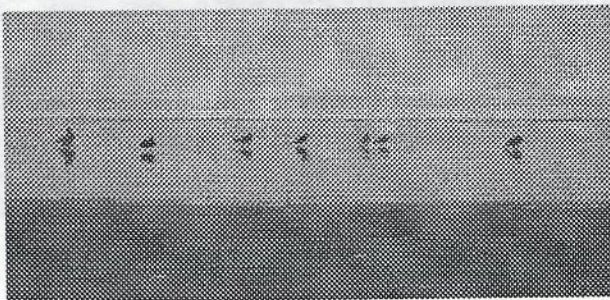
The first question—"What do you like about owning a home in Surf Pines?"—is straightforward. Members' answers to this question, emphatically positive, are summarized in a comment from Mike and Mary Davies about Surf Pines: "It's a very special place. We're blessed."

Table 1 shows the qualities that members listed that they like about Surf Pines and the quantity in which each quality was listed.

Table 1. What Members Like

Quality	Quantity
Quietness	38
Privacy	23
Ocean, Beach, & Dunes	21
Security	20
Peacefulness	18
Wildlife & Natural Setting	17
Good Neighbors	16
Views & Beauty	13
Low Density & Large Lots	6
Pines	4
Walking, Running, & Bicycling	4
Location	3

(Other qualities were listed in lower quantities.)

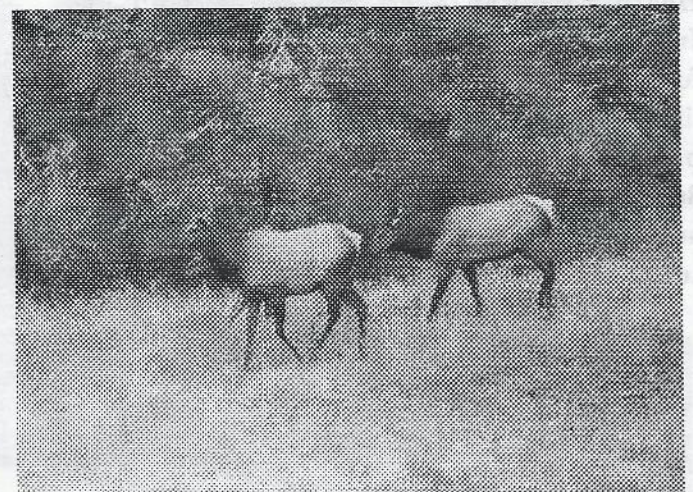


What Members Value: Good Neighbors

What do members value about living in Surf Pines? Clearly, they value the peace and the quiet and the security that contributes to the peace and quiet. They value the privacy and the low density and the large lots that contribute to the privacy. They value the good neighbors with whom they share Surf Pines. At least as much as they value the good neighbors, they value the wildlife with which they also share Surf Pines. And, of course, they value the ocean and the pines—both the *Surf* and the *Pines* in *Surf Pines*—and the beautiful views that the ocean and the pines provide.



What Members Value: Ocean, Beach, & Dunes



What Members Value: Wildlife & Natural Setting

What Members Value about Living in Surf Pines (Continued)



What Members Dislike

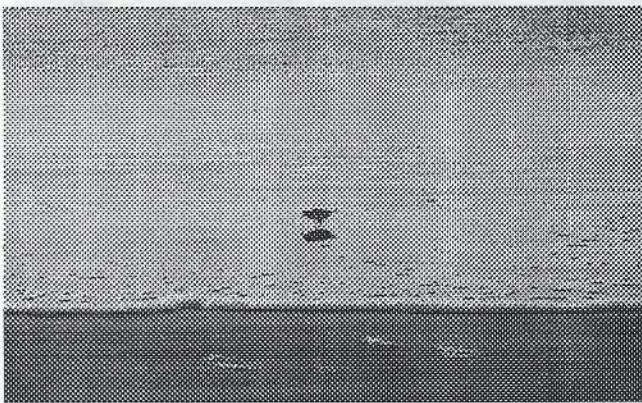
The second question—"Do you have concerns about living in Surf Pines?"—essentially asks members to list what they dislike about Surf Pines, an invitation to emphasize the negative. But of the 93 members who responded to the survey, the majority, 48 (or 52%), listed no concerns. Only 45 (or 48%) listed concerns.

Table 2 shows the qualities that members listed that they dislike about Surf Pines and the quantity in which each quality was listed.

Table 2. What Members Dislike

Quality	Quantity
Uncontrolled Dogs	10
Open Gates	8
Lack of CC&Rs & Lax Standards for Development and Maintenance of Properties	8
Development	6
Speeding on Roads	3
Loud Vehicles	3
Driving on Beach	3
Loss of Wildlife	2
Bad Neighbors	2

(Other qualities were listed in lower quantities.)

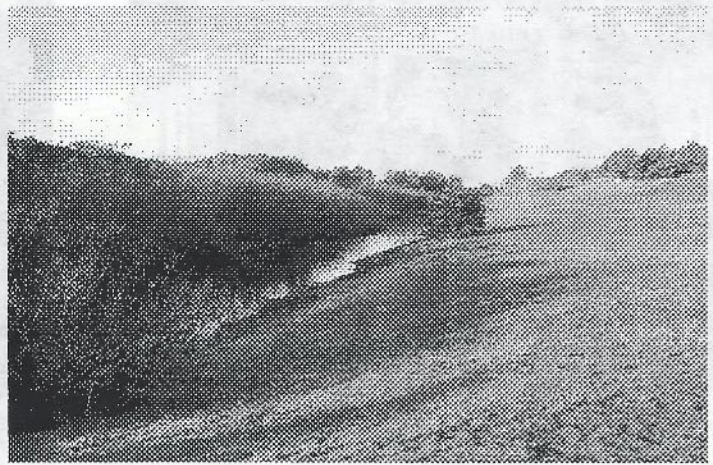


What Members Value: Privacy

Answers to the first question—"What do you like about owning a home in Surf Pines?"—are reflected in the answers to the second question. Valuing the security of Surf Pines, members dislike the open gates, the speeding, and the uncontrolled dogs that detract from the security. Valuing the views and the natural beauty, they dislike the lack of CC&Rs and the lax standards for development and maintenance of properties that detract from the views and the natural beauty. Valuing the privacy and the wildlife, they dislike the development that threatens the privacy and the wildlife. And valuing the peace and the quiet, they dislike the loud vehicles, the driving on the beach, and the rare bad neighbors that detract from the peace and quiet.

The Community Relations Committee offered members an opportunity to state what they value about living in Surf Pines and members responded enthusiastically. Now that we know what members value, the Association, the Board of Directors, and the individual members themselves can work to conserve—even preserve—what makes Surf Pines "a very special place," a place where we are "blessed."

Editors' note: Kudos to the Community Relations Committee for conducting the survey that provided the data for this article. In addition to Norma Keever and Bonny Groshong, the co-chairs, current members of the committee include Barbara Damon, Robin Rhodes, Katie Weber, and Carolyn Wohlge-muth.



What Members Value: Quietness & Peacefulness

Annual Holiday Party a Success

by Norma Keever with photos by Roger Masse

The Surf Pines Annual Holiday Party was declared a success by the 46 guests, a record number. Guests attributed the success of the party to the live music, the delicious food, and the gracious hosts.

A local quartet, Fourtissimo, traveling from room to room during the party, entertained guests with both holiday music and non-holiday music.

The appetizer table, the dinner table, and the dessert table overflowed with contributions from guests, food that was not only delightfully presented but also absolutely delicious. (Throughout the evening, guests traded recipes—a good sign of good food.)

And the hosts, Alan and Karen Beck, were certainly gracious in opening their home to so many of their neighbors.

You can see all of Roger Masse's photos of the party at the Surf Pines Web site: www.surfpines.org

Editors' note: Norma Keever co-chairs the Community Relations Committee, which sponsored the Annual Holiday Party.



Hosts Al and Karen Beck



Karen Beck, Jim & Barbara Damon



The Fourtissimo Quartet

Annual Holiday Party a Success



Katie Weber, Gene Bourquein, Norma Keever, George Von Weller



Nancy Wilcox, Patrick Kelley



Ed Zuelke, Gene Keever, Inarose Zuelke



Connie Bourquein, Diane Nikula, David Nikula



Ruth Baum, Phyllis Von Weller, Carolyn & Bill Switzenberg, Katie Weber



Sally Allegaert, Burr Allegaert, Bill Krohn, Tom Wilcox, Valerie Krohn

Inquiring Minds Want to Know

Some Surf Pines residents have the following unanswered questions for this quarter:

- When buyers are willing to pay premium prices for treed lots because mature trees add value, why do developers remove so many trees from the lots?
- Who owns the shaggy red chow that roams the roads of Surf Pines?

If you have either the answer to one of these questions or a question of your own, send it to the editors at the address at the bottom of this page.



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Administrator	Bill Barrons	1 Third St. No. 202 Astoria, OR 97103	338-8175	bbarrons@oregonvos.net
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The Surf Pines Breeze is a quarterly publication of the Surf Pines Association, 33317 Surf Pines Lane, Warrenton, Oregon 97146. Members are invited to contribute articles. Contact Roger Masse or Patrick Kelley at roger_masse@sprynet.com or at 33251 Pine Ridge Court.